

**The Bungalow**  
**Fairyhouse Road**  
**Ratoath**  
**County Meath**

**REA** | REAL ESTATE  
ALLIANCE.IE

**GRIMES**



**FOR SALE BY PRIVATE TREATY**

**ASKING PRICE: €245,000**

**THE BUNGALOW Fairyhouse Road** is a large, single storey bungalow approximately 120sq.m./ 1,295 sq ft, which is circa. 30 years old in need of complete refurbishment. Accommodation briefly comprises entrance hallway, kitchen cum dining room, separate utility room, living room, four bedrooms master ensuite and main bathroom.

Located on the renowned Fairyhouse Road, directly adjacent to the Maxol petrol station. within 5 minutes walking distance to the local primary and secondary schools, crèches/ Montessori, public transport links and Ratoath Village. The Fairyhouse Road provides access from Ratoath to the M3/ M50 motorways and the M3 Parkway train station. There is also easy access to the neighbouring town of Ashbourne and the M2/ N2 motorway. Ratoath is a popular residential area, which is well serviced by recreational and leisure amenities such as GAA club, rugby club and tennis clubs. There is a thriving community centre/ theatre facility. The village is well catered for offering a selection of independent retailers in addition to a larger multiple.

**Perfect opportunity for any buyer to put their own stamp on a home! Contact Lynn Lynagh REA Grimes 01 835 03 92 to organise a viewing!**

**REA GRIMES**

Main Street Ashbourne Co Meath  
T: 01 835 03 92  
E: [info@reagrimes.ie](mailto:info@reagrimes.ie)  
W: [www.reagrimes.ie](http://www.reagrimes.ie)



## IMAGES



## BER

BER: G  
BER No: 105824148  
Energy Performance Indicator: 525.35 kWh/m<sup>2</sup>/yr



## DIRECTIONS

From Ratoath village, turn left at Supervalu onto the Fairyhouse Road. Continue straight until the Maxol garage is on the left hand side just after it See REA Grimes FOR SALE sign.

## ACCOMMODATION

Entrance Hallway 3.212m x 1.823m / 6.689m x 0.940m	L shaped entrance hall with wood flooring & cloakroom area.
Living Room: 4.865m x 3.884m	Situated to the front of the property, open fireplace & wood flooring.
Kitchen / Dining: 3.189m x 6.832m	Fitted kitchen in need of repair, tiled floor and patio door out to the back garden.
Utility: 2.241m x 6.832m	Home storgae area, boiler for oil heating is housed here
Main Bathroom: 1.686m x 1.631m	Fully tiled main bathroom to the back of the property, complete with W.C, W.h.b & bath with shower overhead.

Bedroom 1: 4.182m x 2.850	Double bedroom to the back of the property.
Bedroom 2: 3.119m x 3.077m	Double bedroom to the front of the property.
Bedroom 3: 2.818x x 2.700m	Double bedroom to the front of the property.
Bedroom 4: 3.676m x 5.137m	Large master bedroom located to the front of the property.
Ensuite: 2.032m x 2.626m	large ensuite to the back of the property complete with: W.C W.h.b

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**Viewing:** Please contact us to arrange an appointment. We are open from 9 am to 5.30 pm Monday to Friday, and by appointment on Saturdays phone: 018350392 or email [dermot@reagrimes.ie](mailto:dermot@reagrimes.ie) / [lynn@reagrimes.ie](mailto:lynn@reagrimes.ie)

**Mortgage Advice** Should you require any financial advice, we can put you in touch with a mortgage adviser who would be happy to talk to you. Their knowledge and experience can save you both time and money and ensure you receive a mortgage package that best suits your needs.

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